

**Exhibit B    Use of Grounds and Land at UMass Waltham, 240 Beaver Street,  
Waltham, Mass.**

**Specific Rules Governing Access To and Use of Facility**

The following rules apply to use of the facility. All communications related to compliance with use rules and requests for permitted variances should be directed to Facility Manager (Tony Mazzeo) at the facility.

**General Rules:**

**Civility and Adherence to Rules:** Licensees are responsible for actions of their staff, guests and general public invited onto premises. Licensee is responsible for ensuring compliance with all facility rules.

**Hours of Operation:** Facility is open to licensees and their guests. The building is accessible from 6 AM-11 PM. Outside grounds are accessible from 6 AM till dark.

**Parking:** Parking is generally available in lots surrounding the building. No parking is allowed on the grass without prior approval. No vehicles are to be left overnight without prior approval.

**Persons Authorized to Have Access to Facility:** Each licensee is to provide to the Facility Manager a list of persons who will have regular access to the facility. All persons having regular access to the building must be over the age of 18. For persons utilizing space within the buildings this list will specifically identify those who are to receive building keys.

**Special Events:** Special events, such as plant sales, shows, educational programs and community events, which will use additional areas of the facility are permitted, subject to the approval of the University. Use of the facility can be scheduled through the Facility Manager. Additional fees may be charged to cover related costs to the University, such as staff time, rubbish removal, etc.

**Operational Rules for Organizations Using the Grounds and Land**

**Facility Access:** The grounds are open to licensees from 6 AM - dark. Cars are to be driven onto grass areas only to load and unload materials or for handicapped access. Parking areas for handicapped access will be identified in advance.

**Staff Services:** University staff are responsible for operation and maintenance of the facility. University staff do not provide plant production or administrative services. Each organization must provide their own labor and related services.

**Rubbish and Organic Materials Removal:** Licensee is responsible for removing rubbish and recyclable materials to dumpsters and/or receptacles for recycling. Plant waste and related organic materials are to be discarded in areas identified by the facility manager.

**Site Maintenance & Appearance:** Assigned area must appear neat, clean, and orderly throughout the year. Refuse cannot be left at the site. End of the season clean-up is required. Details for clean-up and closing of land operations will be provided.

**Water and Utilities:** Water is generally provided to each site. Water conservation must be practiced. Water leaks are to be reported to the Facility Manager. All groups using more than an acre of land and the community garden group (GROW) will provide their own water meter in order to monitor use. The University will limit water use as deemed necessary.

**Alterations and Changes in Use of the Land:** The land can only be used for the purpose stated in the application form and Agreement. Any changes in use or changes to the land or landscape must be requested in writing to the Facility Manager. This includes pruning any surrounding trees or shrubs and adding structures, fencing, trellises or related items.

**Signage:** Small descriptive signs are to be posted at the site, identifying the organization, use of the land (purpose) and contact person for further information.

**Contacts and Communications:** All issues related to building and facility use should be brought to the attention of the Facility Manager, Tony Mazzeo.

Joe Shoenfeld

Associate Director, UMass Center for Agriculture, Food and the Environment  
July, 2018



# CERTIFICATE OF LIABILITY INSURANCE

DATE MM/DD/YYYY:  
05/01/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Aon Risk Services Northeast, Inc. Providence RI Office 100 Westminster Street, 10th Floor Providence RI 02903-2393 USA	CONTACT NAME:	
		PHONE (INC. No. EXL): (609) 281-7122	FAX (INC. No.): (800) 361-0101
		E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: United Educators Ins, a Reciprocal RRG 10020			
INSURER B:			
INSURER C:			
INSURER D:			
INSURER E:			
INSURER F:			

## COVERAGEs

CERTIFICATE NUMBER: 570072547736

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		U4075A	05/01/2018	05/01/2019	EACH OCCURRENCE \$750,000 DAMAGE TO RENTED PREMISES (Ex occurrence) Included MED EXP (Any and person) Excluded PERSONAL & ADV INJURY Included GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP-OP AGG Included SIF \$250,000
	GENL AGGREGATE LIMIT APPLIES PER X POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER					COMBINED SINGLE LIMIT (Ex aggregate) BODILY INJURY - Person BODILY INJURY - Per accident PROPERTY DAMAGE - Per accident
	AUTOMOBILE LIABILITY  ANY AUTO OWNED AUTOS ONLY Hired Autos ONLY  SCHEDULED AUTOS NON-OWNED AUTOS ONLY					
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE S/O <input checked="" type="checkbox"/> RETENTION \$1,000,000		U4075A	05/01/2018	05/01/2019	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000  PER STATUTE OTHER E.I. EACH ACCIDENT E.I. DISEASE-EA EMPLOYEE E.I. DISEASE-POLICY LIMIT
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY X PROPRIETOR, PARTNER / EXECUTIVE CFO, CHIEF FINANCIAL OFFICER CEO, CHIEF EXECUTIVE EXCLUDED (Mandatory in NH) X All Risks under DESCRIPTION OF OPERATIONS below	Y/N N/A				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

Boston Area Gleaners Attn: Laurie Caldwell 240 Beaver Street Waltham MA 02457 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  <i>Aon Risk Services Northeast Inc.</i>



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/10/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: PHONE (A/C No. Ex): (978) 399-0025 FAX (A/C No.): (978) 399-0079 E-MAIL ADDRESS: wendy@abinsgroup.com
A & B INSURANCE GROUP LLC 235 Littleton Road, Unit 3 Westford, MA 01886		INSURER(S) AFFORDING COVERAGE INSURER A: Nautilus INSURER B: Commerce Ins Co INSURER C: INSURER D: INSURER E: INSURER F:
INSURED		NAIC#
Boston Area Gleaners, Inc 240 Beaver Street Waltham, MA 02452		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			NN390628	12/14/17	12/14/18	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 100,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 OTHER \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER.						
B	AUTOMOBILE LIABILITY ANYAUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BCSD43	12/1/17	12/1/18	COMBINED SINGLE LIMIT (Ex accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR CLAIMS-MADE						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE \$ OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Hired Physical Damage						
							1000 comp ded 1000 coll ded
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							

CERTIFICATE HOLDER

CANCELLATION

UMass Amherst  
The Center for Agriculture, Food, and  
Environment Stockbridge Hall  
80 Campus Center Way  
Amherst MA 01003

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

